

Wylie Planning and Zoning Commission Regular Meeting

July 02, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Nominate and motion for Chair

Nominate and motion for Vice-Chair

WORK SESSION

[WS1.](#) Staff will give a presentation on the Commission rules and procedures.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- [A.](#) Consider, and act upon, approval of the meeting minutes from the May 21, 2024 Planning and Zoning Commission meeting.
- [B.](#) Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, generally located at 2301 FM 1378.
- [C.](#) Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.
- [D.](#) Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.

REGULAR AGENDA

- [1.](#) Consider, and act upon, a Site Plan for Lot 3, Block D of Regency Business Park Phase 2, for the development of an office/warehouse use on 1.24 acres. Property located at 214 Regency Drive.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 28, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

Welcome to the Planning and Zoning Commission (P&Z)

Municipal Planning Authority

Overall Authority to protect the Health, Safety, and Welfare of the City and Citizens



Zoning Authority
(legislative)
Chapter 211 LGC



Subdivision Authority
(ministerial)
Chapter 212 LGC



Land Use Authority
(planning)
Chapter 213 LGC

Mandates

- Mandated for all home-rule cities by Sec 211. 007 of the State of Texas Local Government Code
- Created in Wylie by Ordinance in 1956 and included in 1985 Charter (only non-council group to have its own section)

Roles and Responsibilities

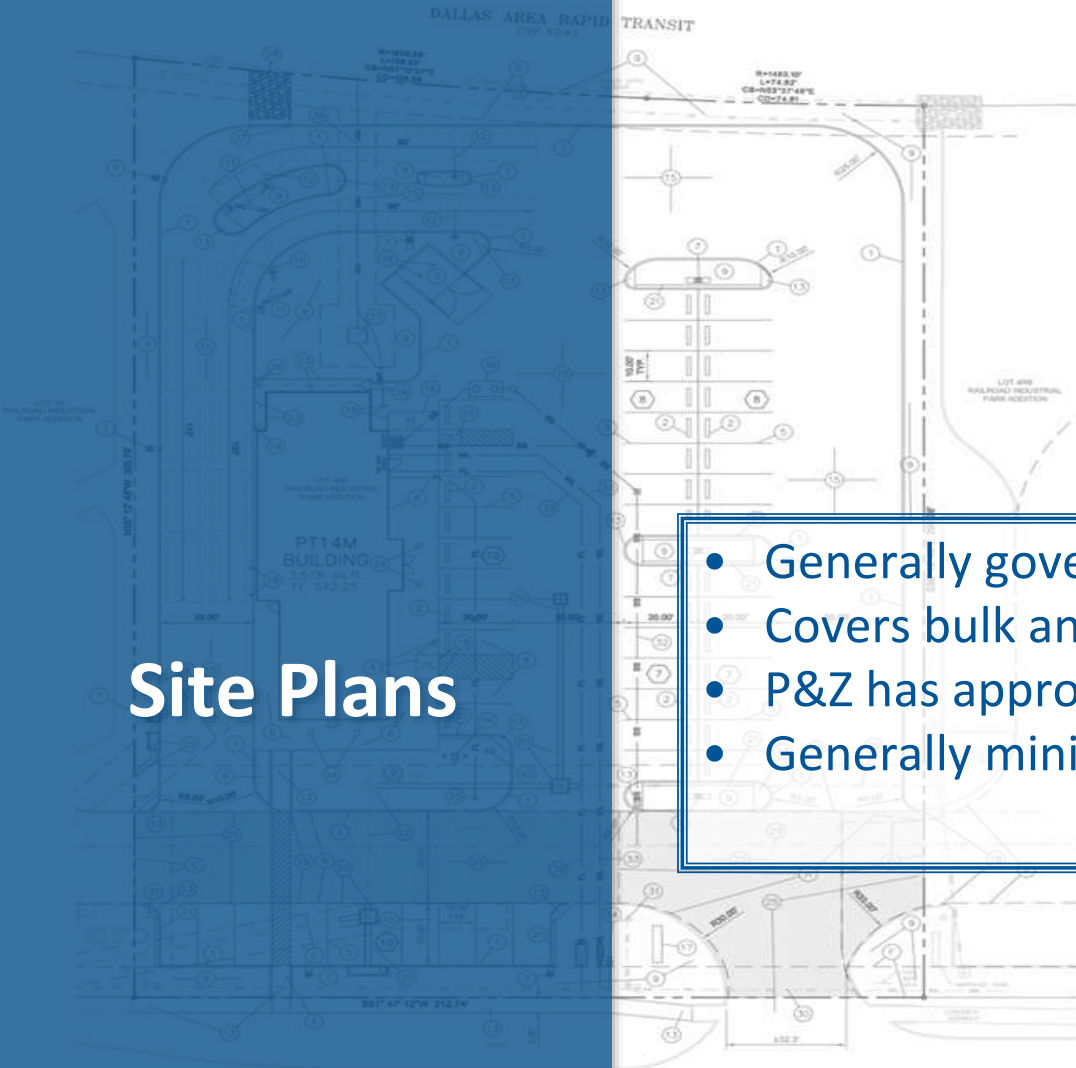
- Zoning Changes
- Plats
- Site Plans
- Ordinance and Regulation Amendments
- Land Use Plan

Zoning Changes

- Generally governed by the Land Use Plan
- Covers allowed uses
- P&Z makes a recommendation to Council
- Legislative in nature

Site Plans

- Generally governed by the Zoning Ordinance
- Covers bulk and architectural requirements, access, parking, and landscaping
- P&Z has approval authority
- Generally ministerial



NOTES BY SYMBOL

1. 6" CONCRETE CURB, SEE SHEET C-7.1 FOR DETAILS
2. 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1 FOR DETAILS
3. DUMPSTER ENCLOSURE, REF. STRUCTURAL PLANS, SEE SHEET S-7.3, DETAIL A3
4. ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1 FOR DETAILS
5. 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1 FOR DETAILS
6. BUILDING PERIMETER SIDEWALK, REF. STRUCTURAL PLANS FOR DETAILS
7. AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
8. ADA PARKING, SEE SHEET C-3.1 FOR DETAILS
9. LANDSCAPE AREA, REF. LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
10. MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAIL D3
11. EXTERIOR MENU BOARD, REF. ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
12. HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
13. CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-3.1 FOR DETAILS
14. FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE, HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGCUPS, AND HANGERS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS, SEE SHEET E3.1, DETAIL 4 FOR LIGHT DETAILS
15. CONCRETE PAVEMENT, SEE SHEET C-7.1 FOR DETAILS
16. LOADING RAMP, SEE SHEET C-3.1 FOR DETAILS
17. MONUMENT SIGN, REF. SIGNAGE PLANS FOR DETAILS
18. FIRE LANE STRIPING, SEE SHEET C-3.1 FOR DETAILS
19. 6" STEEL BOLLARD, SEE STRUCTURAL SHEET S-3.1, DETAIL C1, EQUAL
20. 24" CLAY SANITARY SEWER MAIN
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SUMMARY OF SITE DESIGN DESIRABLES

- 4-7. INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FT.
 - FRONT FACADE ORIENTED TO THE STREET.
 - SITE PLAN WITH NO MORE THAN ONE ROW OF PARKING IN FRONT OF BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.
 - COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
- 4-8. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.
 - LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
 - LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
 - PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.
- 4-9. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 - COPY SAME STYLE ENTIRE BLOCK.
 - APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
 - USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
 - BUILDINGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EACH OTHER.

07/02/2024 Item WS1.

SITE DATA TABLE

ZONING	CC COMMERCIAL CORRIDOR DISTRICT
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	NEW WHATABURGER RESTAURANT WITH DRIVE THRU SERVICE
LOT AREA	1,445 AC. (62,939 SQ. FT.) PLATTED
BUILDING SLAB	3,578 S.F.
BUILDING HEIGHT	20 FT.
REAR YARD SETBACK	10 FT.
PARKING REQUIRED	24 SPACES (1 PER 150 GFA)
PARKING PROVIDED	50 SPACES
LANDSCAPING (ON-SITE)	13,122 S.F.
ON-SITE CONCRETE PAVING	34,711 S.F.
CURB (ON-SITE)	1,358 L.F.
BUILDING PERIMETER WALK	1,974 S.F.
CONCRETE FLATWORK (ON-SITE)	230 S.F.
CONCRETE FLATWORK (OFF-SITE)	753 S.F.
CONCRETE SWALE	101 S.F.

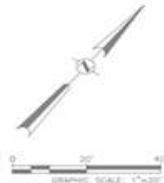
EASEMENTS

1. EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
2. EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
3. 10' x 15.5' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
4. 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
5. 10' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
6. 10' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
7. VARIABLE, WITH ACCESS EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
8. VARIABLE, WITH ACCESS EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
9. 24" FIRELANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)

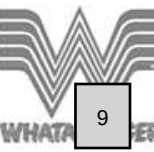
STATE HIGHWAY 78
(VARIABLE WIDTH E.D.R.)

LEGEND

- 7. NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE
- FIRE LANE



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



Ordinance and Regulation Amendments

- Initiated by Staff, P&Z Commission, Council, or ZBoA
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature

Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- Created through specially appointed commission with citizen and staff input.
- Reviewed by P&Z who makes a recommendation to City Council
- Legislative

Operation by Adopted Rules and Procedures

- Written by P&Z
- Approved by City Council
- Updated March 2020

General Meeting Format

- Chairman calls meeting
- Invocation & Pledge of Allegiance
- Citizen Comments on Non-Agenda Items
- Executive Session (as needed)
- Consent Items (minutes and plats)
- Regular Agenda Items
- Public Hearings
- General Business
- Adjournment

General Item Format

- Chairman introduction
- Staff report
- Applicant remarks and citizen comments
- Public hearing (if required)
 - Citizen comment
 - Applicant rebuttal
- Commission discussion
- Motion (approve, approve with conditions, disapprove, or continue)

Texting during a meeting may and can constitute as Public Information, please refrain from using personal devices during meetings.

Other Considerations

- Communications and email/packet
- Pre-meeting questions
- Attendance
- Quorums
- Open meetings
- Open records
- Conflict of interest
- P&Z training

Planning Staff

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Senior Planner

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(972) 516-6323

Gabby Fernandez

Administrative Assistant II

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(972) 516-6321



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon, approval of the meeting minutes from the May 21, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the May 21, 2024, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

May 21, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Vice-Chair James Byrne, Commissioner Joe Chandler, Commissioner Jennifer Greiser, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Harold Gouge.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider and act upon, approval of the meeting minutes from the May 7, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A, of Texas Collision Addition, establishing one commercial lot on 1.985 acres, located at 401 S Westgate Way.

Board Action

A motion was made by Commissioner Greiser, seconded by Vice-Chair Byrne, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Commissioner Black, to adjourn the meeting at 6:02 PM. A vote was taken and carried 6 – 0.

*Joshua Butler, Chair***ATTEST**

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, generally located at 2301 FM 1378.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: GM Civil Engineering & Surveying

The applicant has submitted a Preliminary Plat for Ladera Wylie, an age restricted condominium residential community on 47.374 acres . Zoning for the development was approved by the City Council in April 2024 as Planned Development Ordinance 2024-17.

The preliminary plat shows the construction of eight private streets to serve a maximum of 168 residential units with gated access.

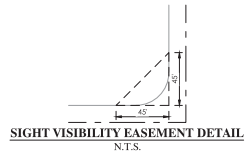
The development is to be completed in two phases due to the development requiring a flood map revision (LOMR) from the Federal Emergency Management Agency (FEMA).

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements are to be maintained by the Condominium Owners Association.

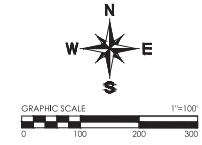
As presented the preliminary plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance 2024-17. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



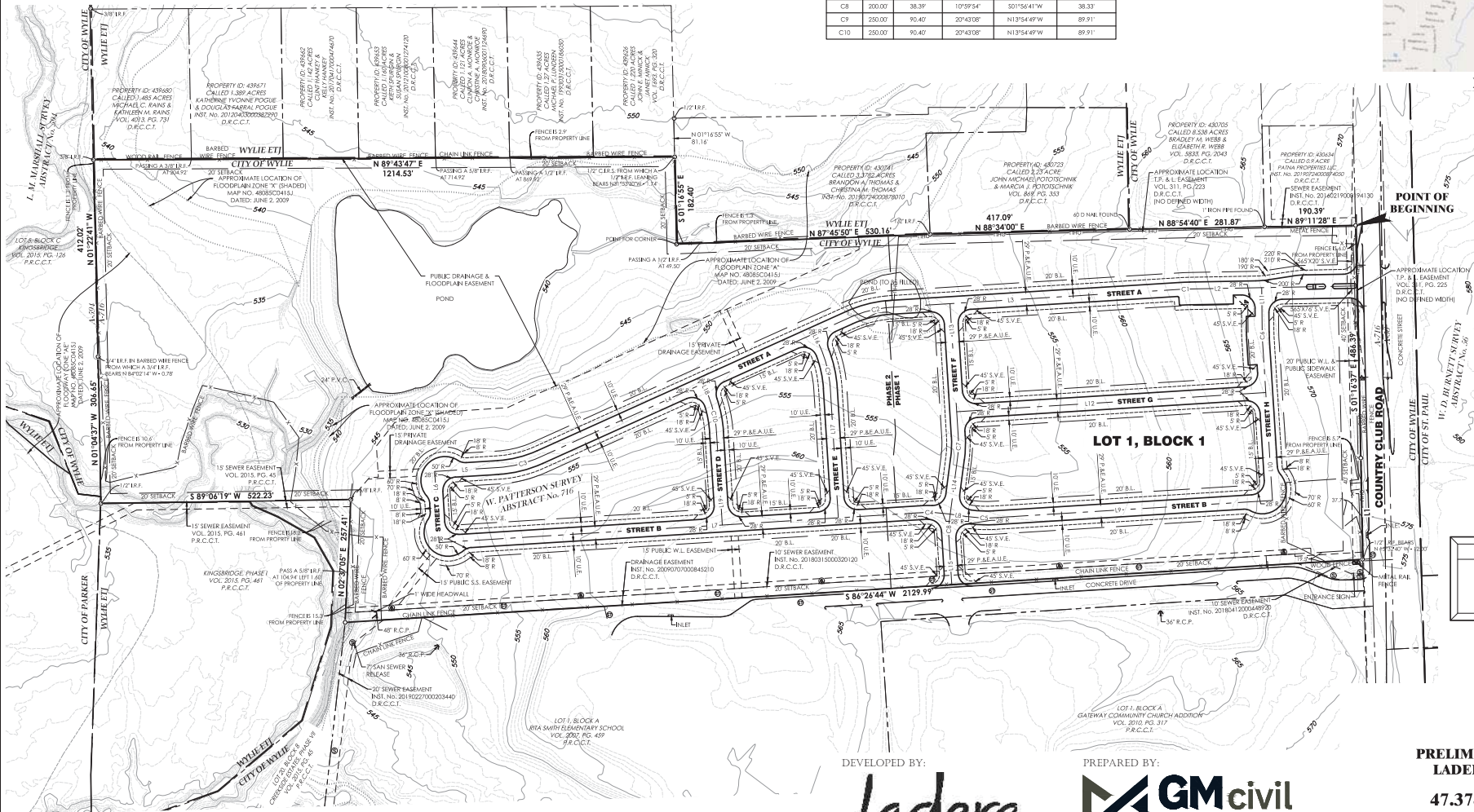
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00	21.85	2°30'15"	N87°41'32"E	21.85
C2	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C3	250.00	90.40	20°43'08"	N78°05'11"E	89.91
C4	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C5	250.00	47.99	10°59'54"	S88°03'19"E	47.92
C6	250.00	13.10	3°00'10"	N02°03'11"W	13.10
C7	250.00	47.99	10°59'54"	S01°56'41"W	47.92
C8	200.00	38.39	10°59'54"	S01°56'41"W	38.33
C9	250.00	90.40	20°43'08"	N13°54'49"W	89.91
C10	250.00	90.40	20°43'08"	N13°54'49"W	89.91



VICINITY MAP
N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°59'12"E	211.73
L2	N88°56'59"E	349.14
L3	N86°50'44"E	603.43
L4	N86°43'37"E	709.77
L5	N86°50'44"E	132.70
L6	S03°53'16"E	149.01
L7	N86°50'44"E	1009.18
L8	S82°53'22"E	56.70
L9	N86°50'44"E	583.31
L10	N00°53'56"W	339.51
L11	N00°53'56"W	92.94
L12	S86°24'44"W	147.02
L13	S03°53'16"E	277.05
L14	S07°23'38"W	128.00
L15	S03°53'16"E	98.40
L16	N24°14'23"W	29.59
L17	N00°53'16"W	271.50
L18	N24°14'23"W	15.49
L19	N00°53'16"W	194.66

LEGEND	
P.A.E.U.E.	PRIVATE & EMERGENCY ACCESS UTILITY EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
S.V.E.	SIGHT VISIBILITY EASEMENT



DEVELOPED BY:

Ladera
active adult life.
361 W. BYRON NELSON BLVD STE 104
ROCKFORD, IL 60087
EMAIL: JOHN@LADERAGROUPS.COM
PHONE: 815-235-4381

PREPARED BY:

GMcivil
Engineering & Surveying
2339 SW Grapevine Pkwy, Grapevine, Texas 76051
817-229-0033
Tel: 817-229-0033 | Fax: 817-229-0033

PRELIMINARY PLAT
LADERA WYLIE
OF
47.374 ACRES
1 HOA LOT
SITUATED IN THE
W. PATTERSON SURVEY, ABSTRACT No. 716
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SHEET 1 of 2

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF _____ §
WHEREAS, Alfred Edm Monroe is the owner of all that certain lot, tract, or parcel of land, situated in a portion of the W. Patterson Survey, Abstract No. 274, City of Wylie, Collin County, Texas, being said lot that certain called 9.61 acre tract described as Tract 1, a called 26.44 acre tract described as Tract 2 and a called 43 acre tract described as Tract 3 in a deed to Alfred Edm Monroe recorded in Volume 1569, Page 328 of the Deed Records of Collin County, Texas (DRCTCT), and being more completely described as follows, to-wit:

BEGINNING at a TXDOT monument found for the Southeast corner of a called 9 acre tract described in a deed to Palma Properties LLC recorded in Instrument No. 20190724000874000 (DRCTCT), being in the North line of said 9.61 acre tract, and being in the West right-of-way line of County Club Road (variable width right-of-way) recorded in Instrument No. 2009070300845140 and Inst. No. 20081217001420460 (DRCTCT);

THENCE South 01 deg. 16 min. 37 sec. East departing said North line and continue along the said West right-of-way line, a distance of 486.39 feet to a 1/2" capped iron rod set stamped "GM/Civil", hereinafter referred to as 1/2" capped iron rod set;

THENCE South 00 deg. 59 min. 12 sec. East along said West right-of-way line, a distance of 211.73 feet to a 1/2" capped iron rod set in North line of Lot 1, Block A of Rita Smith Elementary School recorded in Volume 2007, Page 49 of the Plat Records of Collin County, Texas (PRCTCT), from which a 1/2" iron rod found bears North 13 deg. 32 min. 40 sec. West - 12.00 feet;

THENCE South 86 deg. 26 min. 44 sec. West departing said West right-of-way line and continue along said North line, a distance of 2,299.99 feet to a 1/2" capped iron rod set for the Northwest corner of said Lot 1, Block A, being in the West line of said 43 acre tract and being in the East line of Lot 20, Block 8 of Crestview Estates, Phase III recorded in Volume 2015, Page 43 (PRCTCT);

THENCE North 02 deg. 37 min. 05 sec. East along said East and West lines, of 104.94 feet pass a 5/8" iron rod found 1.40 feet left of the property line, continue a total distance of 557.41 feet to a 5/8" iron rod found for an all corner of said 43 acre tract and being the Northeast corner of said Lot 20, Block 8;

THENCE South 89 deg. 06 min. 19 sec. West along the South line of said 43 acre tract, the North line of said Lot 20, Block 8 and the North line of Kingsbridge, Phase I recorded in Volume 2015, Page 43 (PRCTCT), a distance of 522.23 feet to a 1/2" iron rod found for the most westerly Southwest corner of said 43 acre tract, and an all corner of said Kingsbridge, Phase I;

THENCE North 01 deg. 04 min. 37 sec. West along an East line of said Kingsbridge, Phase I, the East line of Lot 5, Block C of Kingsbridge recorded in Volume 2015, Page 126 (PRCTCT), and the West line of said 43 acre tract, a distance of 306.45 feet to a 3/4" iron rod found in a barbed wire fence, from which another 3/4" iron rod found bears North 84 deg. 02 min. 14 sec. West - 0.78 feet;

THENCE North 01 deg. 22 min. 41 sec. West along the East line of said Lot 5, Block C, the West line of said 43 acre tract, and the West line of said 9.61 acre tract, a distance of 472.02 feet to a 3/8" iron rod found for the Northwest corner of said 9.61 acre tract and the Southwest corner of a called 1.485 acre tract described in a deed to Michael C. Rains & Katherine M. Rains recorded in Volume 4013, Page 731 (DRCTCT);

THENCE North 89 deg. 43 min. 47 sec. East departing said East line and continue along the North line of said 9.61 acre tract and the South line of said 1.485 acre tract, of 204.92 feet pass a 3/8" iron rod found for the Southeast corner of said 1.485 acre tract and the Southwest corner of a called 1.389 acre tract described in a deed to Katherine Yvonne Pogue & Douglas Farrel Pogue recorded in Instrument No. 2012040300038790 (DRCTCT), continue along said North line and the South line of said 1.389 acre tract, continue along said North line, of 714.92 feet pass a 3/8" iron rod found for the Southeast corner of a called 1.140 acre tract described in a deed to Keith Spurge & Susan Spurge recorded in Instrument No. 2012100001274120 (DRCTCT) and the Southwest corner of a called 1.121 acre tract described in a deed to Clinton A. Monroe & Christine A. Monroe recorded in Instrument No. 20180906001124490 (DRCTCT), continue along said North line and the South line of said 1.121 acre tract, of 869.92 feet to a 1/2" iron rod found for the Southeast corner of said 1.121 acre tract and the Southwest corner of a called 1.227 acre tract described in a deed to Michael P. Lundeen recorded in Instrument No. 1992315000186050 (DRCTCT), continue along said North line and the South line of said 1.227 acre tract a total distance of 214.33 feet to a 1/2" capped iron rod set for the most northerly Northeast corner of said 9.61 acre tract, the Southeast corner of a called 1.220 acre tract described in a deed to John E. Minick & Janet Minick recorded in Volume 1493, Page 100 (DRCTCT) and being in the West line of a called 3.3762 acre tract described in a deed to Brandon A. Thomas & Christine M. Thomas recorded in Instrument No. 20190724000878010 (DRCTCT), from which a 1/2" iron rod found (bearing) bears North 31 deg. 53 min. 30 sec. West - 1.74 feet and from which a 1/2" iron rod found for the Northwest corner of said 3.3762 acre tract bears North 01 deg. 16 min. 55 sec. West - 81.14 feet;

THENCE South 01 deg. 16 min. 55 sec. East along the East line of said 9.61 acre tract and said West line, a distance of 182.40 feet to a point for corner for an all corner of said 9.61 acre tract and the Southwest corner of said 3.3762 acre tract;

THENCE North 87 deg. 45 min. 50 sec. East along the North line of said 9.61 acre tract and the South line of said 3.3762 acre tract, of 49.20 feet pass a 1/2" iron rod found for reference to the previously mentioned point for corner, continue a total distance of 530.16 feet to a 1/2" iron rod found for the most southerly Southeast corner of said 3.3762 acre tract and the Southwest corner of a called 2.23 acre tract described in a deed to John Michael Polotschnick & Marica J. Polotschnick recorded in Volume 869, Page 353 (DRCTCT);

THENCE North 88 deg. 34 min. 00 sec. East along said North line and the South line of said 2.23 acre tract, a distance of 417.09 feet to a 400 rod found for the Southeast corner of said 2.23 acre tract and the Southwest corner of a called 8.538 acre tract described in a deed to Bradley A. Wells & Blabeth E. Wells recorded in Volume 8833, Page 2043 (DRCTCT);

THENCE North 88 deg. 54 min. 40 sec. East along said North line and the South line of said 8.538 acre tract, a distance of 281.87 feet to a 1" iron pipe found for the Southeast corner of said 8.538 acre tract;

THENCE North 89 deg. 11 min. 28 sec. East along said North line, a distance of 190.39 feet to the POINT OF BEGINNING, containing 2,063.613 square feet or 47.374 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that _____, acting herein by and through his [his] duly authorized officers, does hereby adopt this plat designating the herein above described property as _____ in addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and ways, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patching, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This plat approved subject to all differing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 20____.

Authorized Signature of Owner _____

Printed Name and Title _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

NOTES

1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone 140021, North American Datum of 1983 as delivered from GPS observation. The combined scale factor for this is 0.9998307. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to Texas State grid. Elevations shown were derived from GPS observation and calibrated to City of Wylie Monument CM 4 having a published elevation of 562.912 feet (NAVD88).
2. The surveyed property is located within an area having Flood Zone Classification "X" (shaded), A, X-147 by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48065C04131, with a date of identification of June 2, 2009, for Community No. 480759, in Collin County, State of Texas, which is the current Flood Insurance Rate map for the community in which the property is situated. Approximate location of floodplain and/or roadway lines are shown on the survey.
3. All 1/2" iron rod set with yellow plastic cap stamped "GM/Civil" unless otherwise noted.
4. Owner or Owner's representative responsible for maintenance of all easement areas.

SURVEYOR CERTIFICATION:

I, JOHN N. ROBERT, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John N. Robert
Registered Professional Land Surveyor No. 6372
GM/Civil
6559 SW Grapevine Pkwy.
Grapevine, TX 76031
Helo (817) 329-4373

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for this purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 20____.

Notary Public in and for the State of Texas _____

My Commission Expires On: _____

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 20____ and the Council, by formal action, then and there occupied the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinafter subscribed. Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Wylie, Texas _____

DEVELOPED BY:



361 W BYRON NELSON BLVD STE 104
IRVING, TX 76039
EMAIL: JCHW@INTEGRITYGROUPS.COM
PHONE: 817-235-4281

PREPARED BY:



361 W BYRON NELSON BLVD STE 104
IRVING, TX 76039
EMAIL: JCHW@INTEGRITYGROUPS.COM
PHONE: 817-235-4281

PRELIMINARY PLAT
LADERA WYLIE
OF
47.374 ACRES
1 HOA LOT
SITUATED IN THE
W. PATTERSON SURVEY, ABSTRACT No. 716
CITY OF WYLIE, COLLIN COUNTY, TEXAS

SHEET 2 of 2



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Gazy Barwari

APPLICANT: Burns Surveying

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Barwari Addition on 0.4557 acres. The property is located at 403 S State Highway 78. The purpose of the Preliminary Plat is to create one lot for the redevelopment of an existing building for a minor automobile repair use.

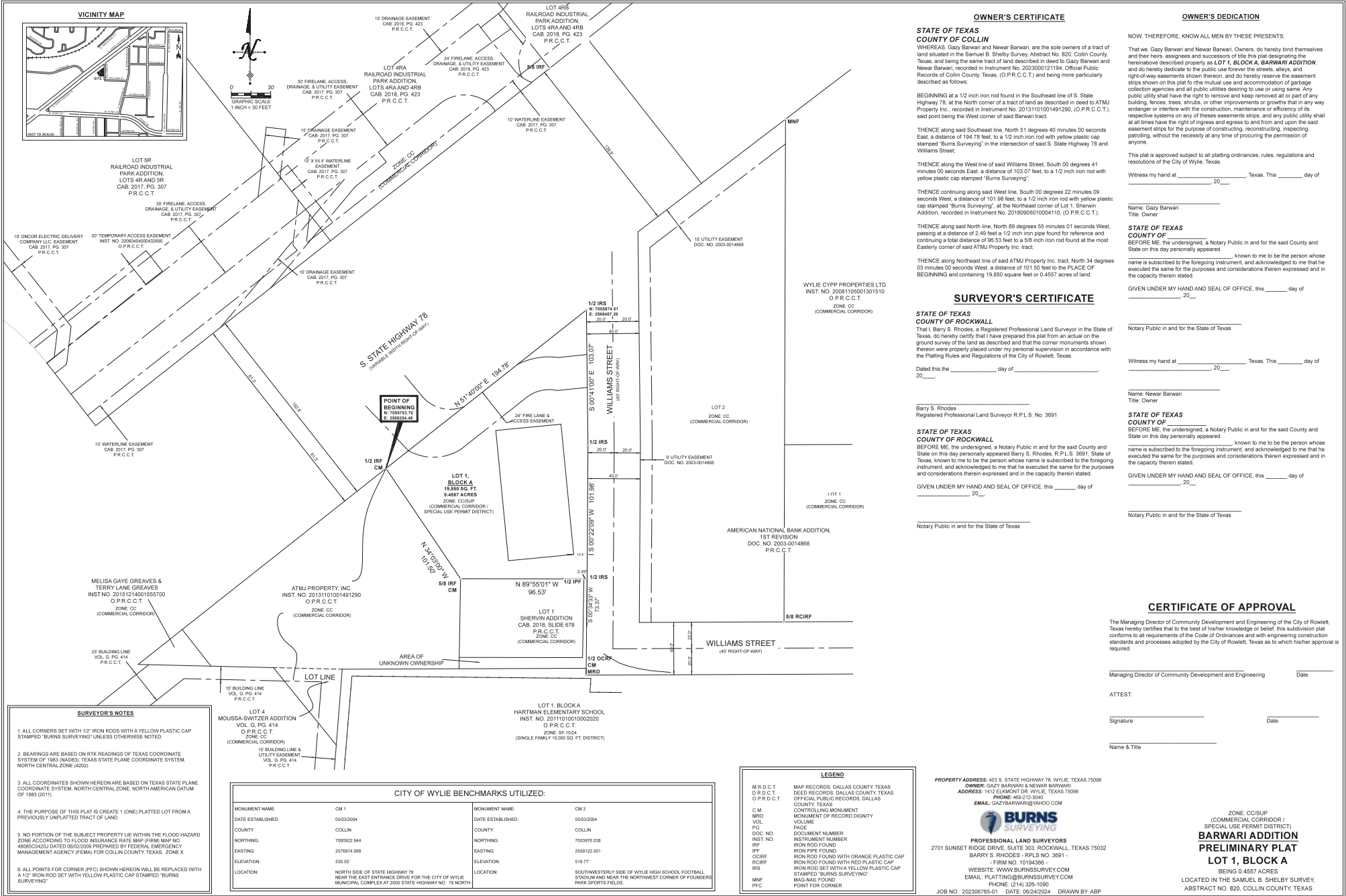
The original structure was constructed in 1970, was never platted, and has been previously used for a similar auto repair use. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the minor automobile repair use, Ordinance 2023-54.

The final plat is also on the consent agenda.

The preliminary plat document contains a fire lane and access easement that connects to State Highway 78 and Williams Street.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Gazy Barwari

APPLICANT: Burns Surveying

The applicant has submitted a Final Plat to establish Lot 1, Block A of Barwari Addition on 0.4557 acres. The property is located at 403 S State Highway 78. The purpose of the Final Plat is to create one lot for the redevelopment of an existing building for a minor automobile repair use.

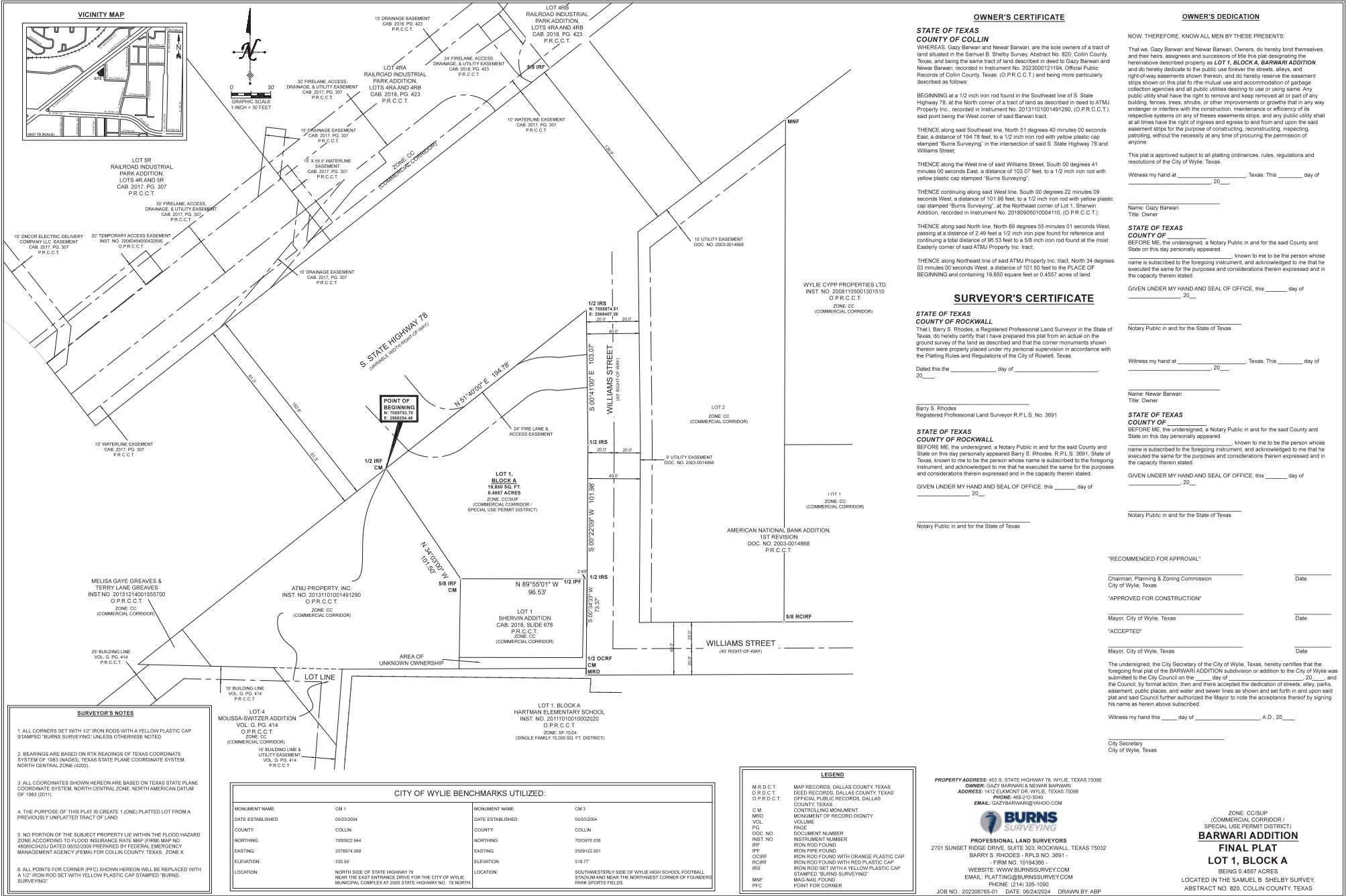
The original structure was constructed in 1970, was never platted, and has been previously used for a similar auto repair use. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the minor automobile repair use, Ordinance 2023-54.

The preliminary plat is also on the consent agenda. Final plats are allowed to be considered concurrently with preliminary plats under certain circumstances, such as this case of a property being developed before platting was required.

The final plat document contains a fire lane and access easement that connects to State Highway 78 and Williams Street.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 3, Block D of Regency Business Park Phase 2, for the development of an office/warehouse use on 1.24 acres. Property located at 214 Regency Drive.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Dallas Khodrow Inc

APPLICANT: Jahvani Consulting Engineers

The applicant is proposing to develop two office/warehouse buildings that each measure 8,645 sq.ft. on Lot 3, Block D of Regency Business Park Phase 2 on 1.24 acres, located at 214 Regency Drive. The property is zoned Light Industrial (LI) and allows for the proposed use by-right. The development is being constructed as shell space for leasing.

The development is providing 23 parking spaces with one being ADA accessible. The site is to be accessed by a 24' fire lane with entry points from Springwell Parkway and Regency Drive.

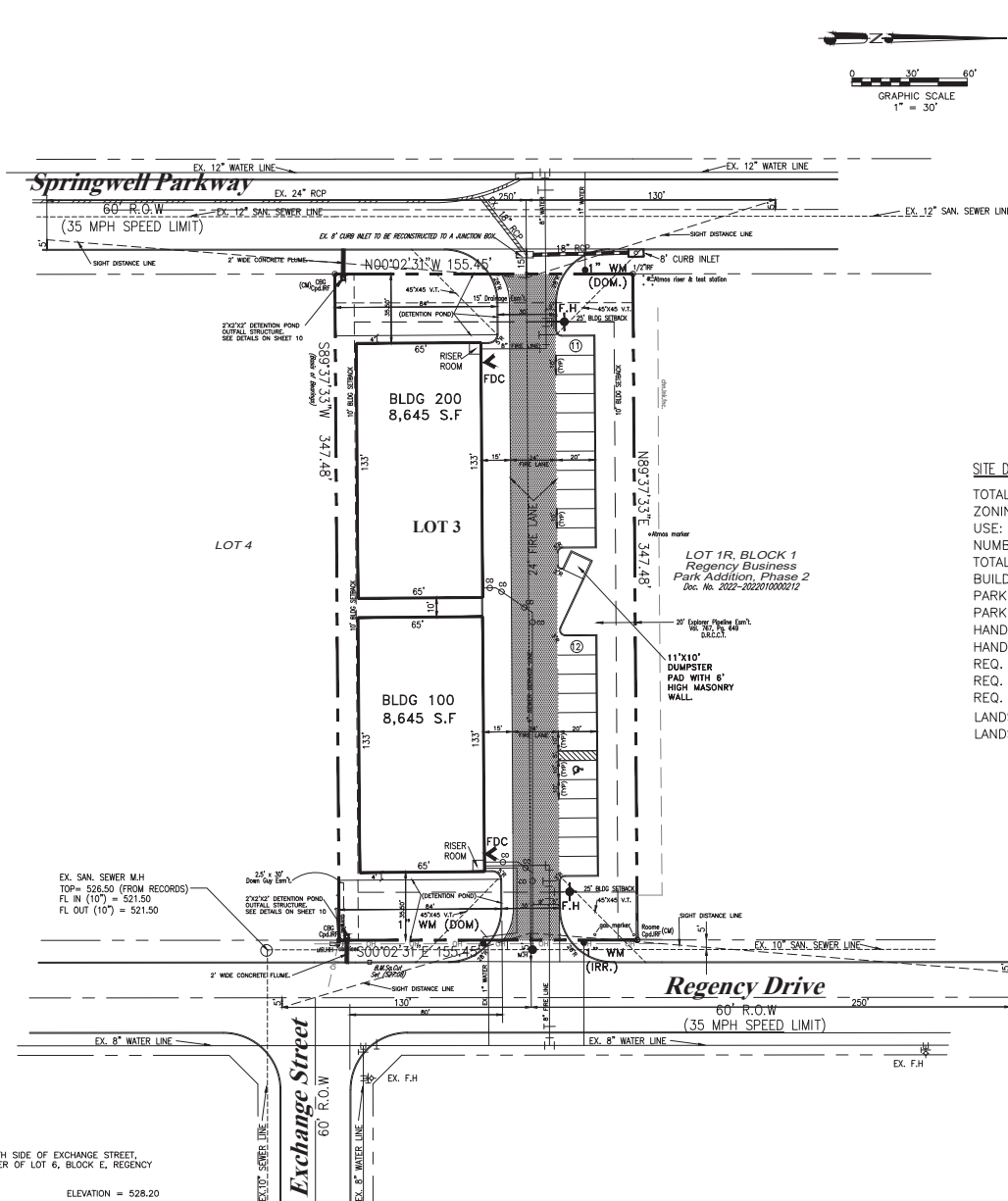
The site is providing 18,756 sq.ft. of landscaping which exceeds the minimum requirement of 5,401 sq.ft. (10%) and includes landscaping along the street frontages and parking areas. Additional landscaped screening is provided along Springwell Parkway with Layland Cypress hedges at a height of 8'. This is due to the existing residential development adjacent to Springwell Parkway.

The exterior material consists of stone, stucco and metal panels. The buildings are oriented in a position that has the garage overhead doors not facing the two street frontages as required by the Zoning Ordinance.

The development shall be required to submit an amended plat for the fire lane dedication prior to Certificate of Occupancy approval.

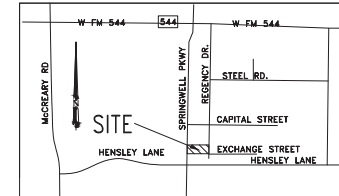
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



SITE DATA:

TOTAL AREA OF SITE = 1.24 Acre (OR 54014.86 S.F.)
ZONING: "LI", LIGHT INDUSTRIAL
USE: OFFICE WAREHOUSE
NUMBER OF BUILDINGS: 2
TOTAL BUILDING AREA: 17,290.00 S.F.
BUILDING HEIGHT: 19 FEET
PARKING SPACES REQUIRED: 1 PER 750 S.F. = 23
PARKING SPACES PROVIDED: 23
HANDICAP PARKING SPACES REQUIRED: 2
HANDICAP PARKING SPACES PROVIDED: 2
REQ. MIN. FRONT SETBACK (FEET): 25'
REQ. MIN. SIDE SETBACK (FEET): 10'
REQ. MIN. REAR YARD SETBACK (FEET): 25'
LANDSCAPE AREA REQUIRED = 5,401.49 S.F. (10% OF SITE GROSS AREA)
LANDSCAPE AREA PROVIDED = 18,756.16 S.F. (34.72 % OF SITE GROSS AREA)



REGENCY OFFICE/WAREHOUSE ADDITION

Lot 3, Block D, Regency Business Park - Phase 2
214 Regency Drive Buildings 100 and 200
Wylie, Texas 75098

JAHVANI CONSULTING ENGINEERS, INC.

TYPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE



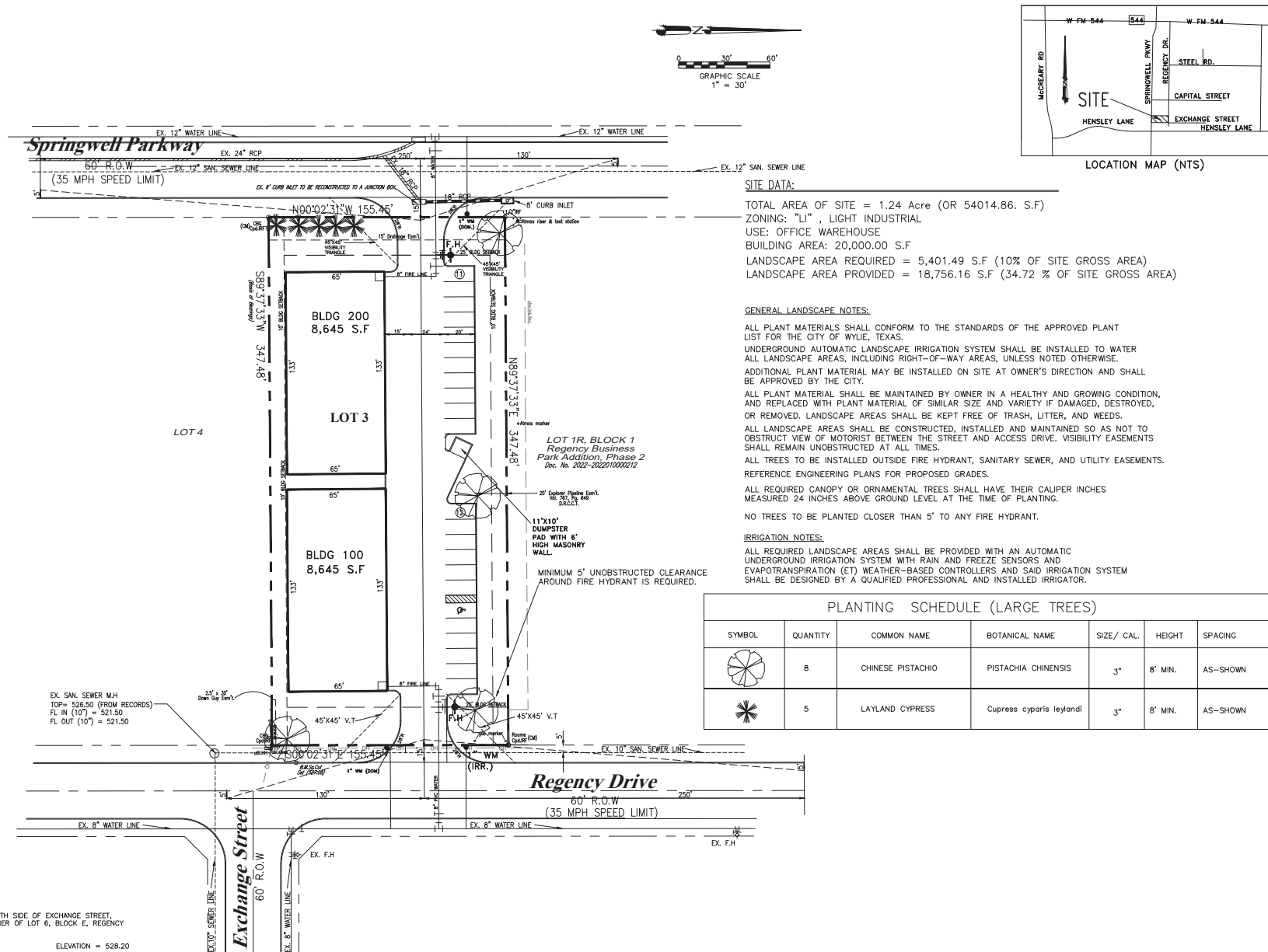
DWG. TITLE:
SITE PLAN

PROJECT #:
DRAWN BY: HJ
SCALE: 1" = 30'
FILE NO:

DATE 6-19-2024

3 OF 13
SHEET NUMBER

BENCHMARK:
SET "X" ON TOP OF CURB ON SOUTH SIDE OF EXCHANGE STREET,
11.50 FEET FROM NORTHEAST CORNER OF LOT 6, BLOCK E, REGENCY
BUSINESS PARK, PHASE-2
ELEVATION = 528.20



REGENCY OFFICE/WAREHOUSE ADDITION
Lot 3, Block D, Regency Business Park - Phase 2

214 Regency Drive Buildings 100 and 200
Wylie, Texas 75098

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
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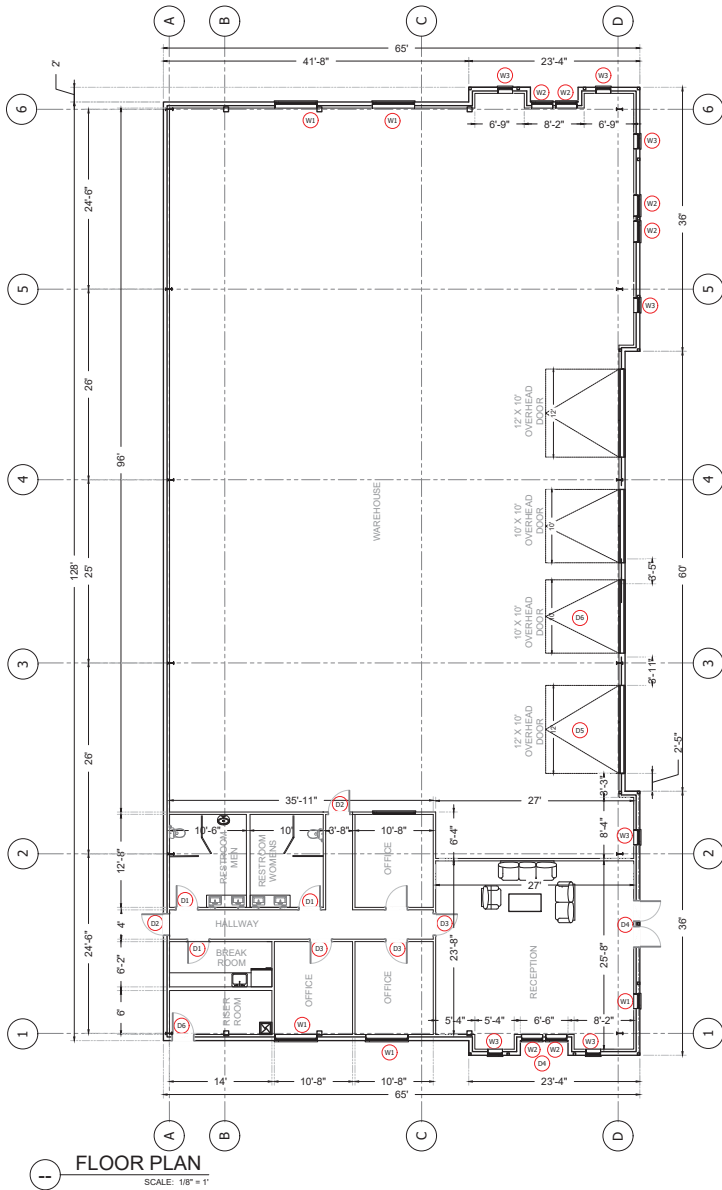
6-19-2024

DWG. TITLE:
LANDSCAPE PLAN

PROJECT #:
DRAWN BY: HJ
SCALE: 1" = 30'
FILE NO:

DATE 6-19-2024

13 OF 13
SHEET NUMBER

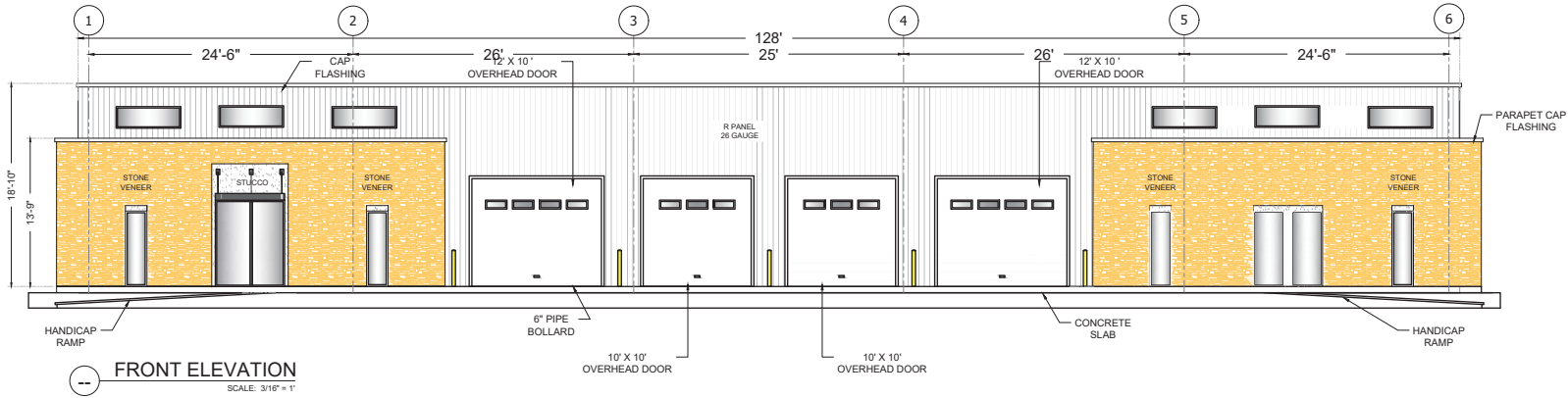


WINDOWS SCHEDULE

TAG	MARK	SIZE		U-FACTOR	TYPE	ROOM	QTY
		WIDTH	HEIGHT				
W1	2080	5'-9"	1'-9"	30	FIX	RECEPTION	8
W2	2010	2'-10"	8'-0"	30	FIX	LOBBY	4
W3	3080	3'-0"	8'-0"	30	FIX	WAREHOUSE	2

DOOR SCHEDULE

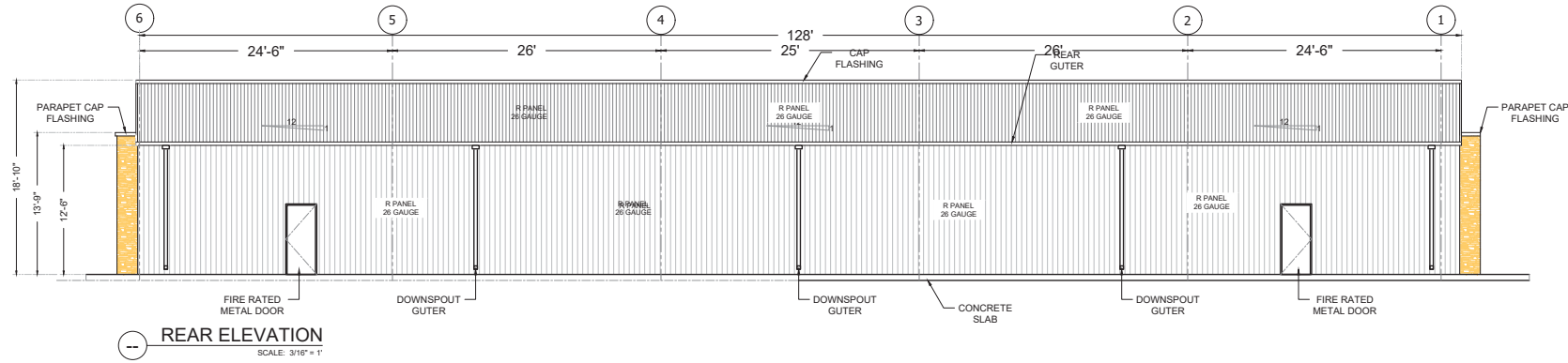
TAG	MARK	SIZE		THK	TYPE	ROOM	QTY
		WIDTH	HEIGHT				
D1	3068	3'-0"	6'-8"	0'-2.25"	SOLID CORE	RESTROOM WOMEN	1
	3068	3'-0"	6'-8"	0'-2.25"	SOLID CORE	RESTROOM MEN	1
	3068	3'-0"	6'-8"	0'-2.25"	SOLID CORE	BREAK ROOM	1
D2	3068	3'-0"	6'-8"	0'-2.75"	SAFETY	HALL WAY	1
	3068	3'-0"	6'-8"	0'-2.75"	SAFETY	RISER ROOM	1
	3068	3'-0"	6'-8"	0'-2.75"	SAFETY	WAREHOUSE	1
D3	3068	3'-0"	6'-8"	0'-2.25"	GLASS/ALUM	RECEPTION	2
	3068	3'-0"	6'-8"	0'-2.25"	GLASS/ALUM	OFFICE 1	1
	3068	3'-0"	6'-8"	0'-2.25"	GLASS/ALUM	OFFICE 2	1
D4	6080	6'-0"	8'-0"	0'-2.25"	GLASS/ALUM	LOBBY	1
D5	120100	12'-0"	10'-0"	--	METAL	OVERHEAD	2
D6	100100	10'-0"	10'-0"	--	METAL	OVERHEAD	2



FRONT ELEVATION

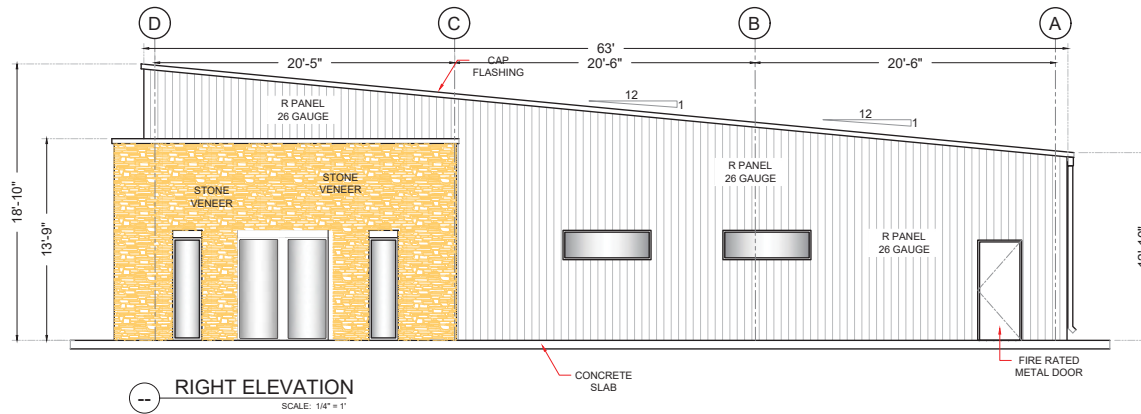
SCALE: 3/16" = 1'

EXTERIOR WALL FINISH SCHEDULE					
	ELEMENT	MATERIAL	COLOR/NAME	SQ.FT.	%
	EXTERIOR WALL (MAIN ENTRANCE)	STONE	OLDWORLD	777.3	18.9
	EXTERIOR WALL WARE HOUSE	R PANEL	DARK GRAY	2679.5	65.1
	EXTERIOR WALL (OVER DOOR)	STUCCO	STUCCO	25.2	0.1
	ROOF	R PANEL	WHITE		



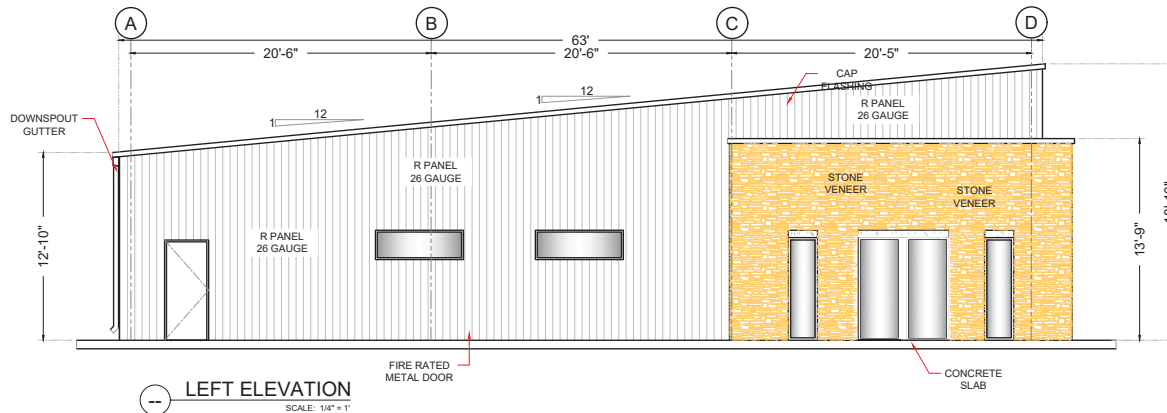
REAR ELEVATION

SCALE: 3/16" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

EXTERIOR WALL FINISH SCHEDULE					
	ELEMENT	MATERIAL	COLOR/NAME	SQ.FT	%
	EXTERIOR WALL (MAIN ENTRANCE)	STONE	OLDWORLD	469.0	23.4
	EXTERIOR WALL WARE HOUSE	R PANEL	DARK GRAY	638	63
	EXTERIOR WALL (OVER DOOR)	STUCCO	STUCCO	5.1	0.0
	ROOF	R PANEL	WHITE		



LEFT ELEVATION
SCALE: 1/4" = 1'